

TETON SPRINGS

HOMEOWNER'S ASSOCIATION



MAIL BOXES

We are pleased to announce the expansion of mail service in Teton Springs. We have added three new parcel boxes at the mailbox area (each with 4 parcel lockers). In addition, the post office is now dropping large parcels in the “guard shack” for people to pick up. If you have a larger package and do not see it in your mailbox, please check in the shed. We ask everyone to please try and pick up their mail and packages in a timely manner. These boxes and areas fill up very quickly. Your attention to your mail and package pickup will help the mail carrier with delivery.

What's New

2026 BUDGET

We are happy to report that all of the budgets in Teton Springs were approved. Thank you to all of the homeowners who returned their ballots. The budgets are posted on the Teton Springs website. There is no change in dues this year.

SNOW PLOWING

The snowplow contractors first come through the subdivision and plow the streets. After the streets are clear, driveways should be cleared by property owners. When clearing your driveway, please remember to have the snow piled on your property away from the street. Finally, please do not park on the roadways. The snow plows need the streets to be free from cars to be able to effectively clear the snow. This is especially important for Mountain Meadows, where there is very little space to maneuver.

EXTERIOR LIGHTING

As we enjoy the beauty of our neighborhood in the evenings, we'd like to remind residents of our exterior lighting guidelines. Please ensure that all outdoor lights are turned off by 10:00 PM to help reduce light pollution and keep our community peaceful at night.

With the holiday season coming to a close, we also ask that holiday lights be turned off and removed by January 7th. This helps maintain a tidy, consistent appearance throughout the neighborhood.

We also encourage residents to be mindful of interior lighting in the evening hours. Homes with bright indoor lights and uncovered windows can unintentionally light up the surrounding area. Simple steps like dimming lights, turning off those not in use, or closing window coverings can help preserve the dark-sky atmosphere we all enjoy.

Thank you for your cooperation and for helping protect the nighttime character of our community.

REMINDERS

Wildlife: We are fortunate at Teton Springs to share our habitat with others, including bears, coyotes, moose, elk, deer, fox, raccoons, wolves, and more. Please keep in mind that these animals are wild and should not be fed, nor should they be approached. Please remember to keep your dogs on a leash for their safety as well as for the safety of the wildlife.

Trash: Please do not leave your trash out overnight, either before or after your scheduled Friday pick-up.

Speeding: Please be courteous and mindful of your speed throughout all of Teton Springs. The speed limit is 25 mph for the safety and welfare of all residents and guests.

Ponds: No swimming, boating, or ice skating on any lake or pond. Please keep dogs out of the water as well for the health of the ponds and lakes.

DESIGN REVIEW COMMITTEE



The DRC will continue to meet on the 3rd Wednesday of each month. If you have a project that will change the exterior of your home or property, you must have the DRC review it. Please reach out to Edey Sauter at GTPM no later than the 2nd Wednesday of the month to be included on the agenda for review. **ALL PLANS FOR CHANGES TO THE EXTERIOR OF YOUR HOME, INCLUDING LANDSCAPING, MUST BE REVIEWED AND APPROVED.**

Development guidelines can be found on the HOA website:

www.TetonSpringsHOA.com

RESOURCES

Bronze Buffalo Ranch: 208-787-7888

The RAD Recyclers: 208-220-7721 or info@TheRadRecyclers.com

Teton County, Idaho: 208-354-8780

Idaho Fish & Game: 208-525-7290

Lauren Wendt Game Officer: 208-390-0634

CALENDAR OF EVENTS

**Holiday Social – December 29, 2025, from 6 – 8 pm
at the Bronze Buffalo Grill**

Upcoming Board Meetings:

Master Board of Directors Meeting – February 10, 2026, at 9:30

Cabin Board of Directors Meeting – February 9, 2026, at 4:00

Mountain Meadows Meeting – February 17, 2026, at 9:30

Village & Commercial Meeting – February 19, 2026, at 2:00

Annual Social 2026: Tuesday, June 23, 2026, from 4 – 6 pm

2026 Annual Meetings:

Village and Commercial - **June 24th at 4:00**

Mountain Meadows - **June 24th at 5:00**

Cabin - **June 25th at 2:00**

Master - **June 25th at 4:00**

Please check the website for future meeting dates and links.

UPDATES

Please check the Teton Springs website for the latest news and updates. You can find the amended bylaws, revised rules and regulations, design guidelines for all neighborhoods, meeting dates, minutes, and more... www.TetonSpringsHOA.com

DOGS

The Teton Springs Homeowners Association would like to remind all owners, their guests, and contractors of the neighborhood rules as they apply to dogs: Animals must be on a leash and or under voice control when out and about in the Common Interest Community. Owners are responsible for all clean-up of streets, sidewalks, and Master Common Areas caused by pets per section 3.17 of the Master Declaration. Mutt mitt stations have been added throughout the Common Interest Community to assist in cleaning up after pets. Further, pets belonging to construction personnel are **not allowed** within Teton Springs. This has been a recent issue, and we ask everyone for compliance.

HOA Payments

Please contact Grand Teton Property Management to address any questions at: 307-733-0205 or send your email to: esauter@gtpmjh.com or dedington@gtpmjh.com

As a reminder, homeowners will be assessed \$50 late fees and 21% interest on any unpaid balances after 30 days **from the billing date**.

All correspondence and payments should be mailed to: Teton Springs HOA C/O Grand Teton Property Management PO Box 2282 Jackson, WY 83001

Please make your check payable to your individual Association: Teton Springs Master Mountain Meadows Cabin Village & Commercial Palisades HOA. Or, you can also opt to pay online at: www.comwebportal.com